182.0	0002	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	673,600 / 673,600
					USE VALUE:	673,600 / 673,600
					ASSESSED:	673,600 / 673,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		MAYFLOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PUDDISTER MARGARET R--ETAL
Owner 2:	PUDDISTER RICHARD M
Owner 3:	
Street 1:	17 MAYFLOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Wood Shingle Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6463.000	243,900		429,700	673,600
Total Card	0.148	243,900		429,700	673,600
Total Parcel	0.148	243,900		429,700	673,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.91 | /Parcel: 483.91

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	122959
GIS Ref	
GIS Ref	
Insp Date	05/18/18

!14225!

PREVIOUS ASSESSMENT

Parcel ID: 182.0-0002-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	243,900	0	6,463.	429,700	673,600		Year end	12/23/2021
2021	101	FV	236,600	0	6,463.	429,700	666,300		Year End Roll	12/10/2020
2020	101	FV	236,800	0	6,463.	429,700	666,500	666,500	Year End Roll	12/18/2019
2019	101	FV	197,300	0	6,463.	429,700	627,000	627,000	Year End Roll	1/3/2019
2018	101	FV	197,400	1000	6,463.	362,200	560,600	560,600	Year End Roll	12/20/2017
2017	101	FV	197,400	1000	6,463.	331,500	529,900	529,900	Year End Roll	1/3/2017
2016	101	FV	197,400	1000	6,463.	282,400	480,800	480,800	Year End	1/4/2016
2015	101	FV	192,500	1000	6,463.	245,600	439,100	439,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:35:25

LAST REV

Date	Time
11/29/21	15:51:13
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14225

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20986-193		1/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	122959
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/1992	86	Manual	1,850					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	Meas/Inspect	BS	Barbara S
10/27/2008	Measured	197	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	163	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6463		Sq. Ft.	Site		0	70.	0.95	7									429,722						429,700	

Total AC/HA:	0.14837	Total SF/SM:	6463	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	429,722	Spl Credit		Total:	429,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	5 - Asbestos	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98740125
Adj $ / SQ:	173.289
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353493
Depreciation:	109583
Depreciated Total:	243910

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

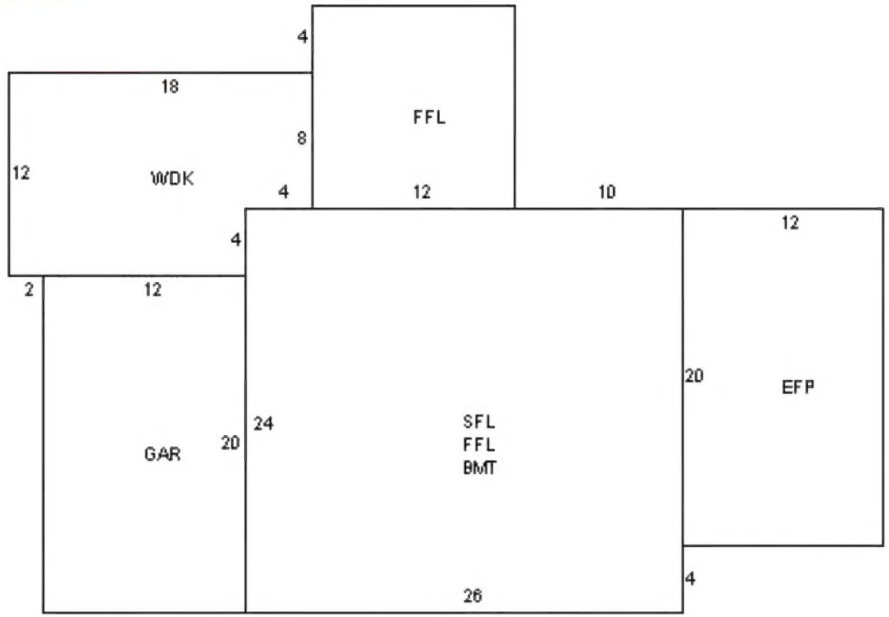
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.29
Special Features:	0	Val/Su Net:	90.47
Final Total:	243900	Val/Su SzAd	175.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	768	173.290	133,086
BMT	Basement	624	51.990	32,440
SFL	Second Floor	624	173.290	108,132
EFP	Enclos Porch	240	38.080	9,140
GAR	Garage	240	25.100	6,023
WDK	Deck	200	10.860	2,172

Net Sketched Area:	2,696	Total:	290,993
Size Ad	1392	Gross Area	2696	FinArea	1392
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0002-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	